

Wave's editorial position

North Village

The Issue:

North Village Master Plan

We Suggest:

Attending the April 18 planning commission meeting

The 4000-acre development known as the North Village is preparing for its first official debut in front of Wasatch County Planning Commissioners later this month.

At last Wednesday evening's open house, property owners, plan designers and county officials congregated to show off this proposed "walkable community."

North Village master plan designer, Hoyt H. Cousins, said the plan translates into four or five pockets of commercial areas within the 800 acres proposed for development. Residential areas will radiate out from these centers with the lowest densities marking the outskirts of the community.

The zoning map, however, places commercial zones along the highway frontage with highest to lowest residential densities radiating toward the foothills.

Hoyt said in order for the proposal to work, "intensive carrot

sticks" need to be in place for property owners to comply with master plan strategies.

Strict CCRs, transferable density credits and an overlay zone play a big role in the success of such a plan.

The surface package looks good but it has its detractors. Even though the plan will not see capacity build out for 30-odd years, many Heberites don't want to see the entrance to the valley covered in concrete, however charming.

Others fear sewer and infrastructure entanglements.

Moreover, the possibility of annexation into Heber City has not been discounted.

As the North Village begins its long journey toward concept approval, the *Wave* applauds those who have contributed to its planning, but now admonish the public to become part of the process in order to make the plan even better.